



Rockport, Massachusetts Planning Board

Minutes of Meeting & Hearing, July, 21, 2016 Rockport Town Hall Annex, 7:30 p.m.

Present: General Meeting and Hearing, Town Hall Annex 7:30 p.m. Meeting comes to order with Herman S. Lilja, Chairman; Edward S. Hand, Jr. Vice Chairman; Cameron Smith; Terence Duffy; and Henry T. Betts present. Kirk W Baker, Town Planner, present. Minutes are recorded by Mary Bourguignon, Secretary.

1. 7:30 p.m. General Meeting and Discussion

2. 7:45 p.m. - ANR – John Meunier, 51 Marmion Way, Map 26, Lot 1. Joseph Small, Hancock Survey Associates said that the plan is a re division of land into two building lots. After Mr. Hancock spoke explaining the splitting of the lots. Mr. Lilja asked if it is the intent to tear down a portion of the building which now exists before the Planning Board grants Mr. Meunier an ANR? What is the sequence? Mr. Meunier replied the sequence is: to get lot approval first, do the tear down, then apply for a special permit after that. After an informal discussion, Mr. Hand made a motion to continue this ANR until the August 4, 2016 meeting and in the interim the Board will seek Town Counsel's advice. Mr. Smith seconded the motion. All in favor.

3. 12 Clark Ave. Road Improvement Plan – Discussion about site visit. Mr. Lilja said the Board members took a site visit on Monday of this week going to the site of what is perhaps going to be an application, and they wanted to see the site and discuss whatever obligations there were to the applicant and to the Town. Mr. Lilja, did in fact, send to Town Counsel, John Goldrosen, all the particulars of that site visit and ask about our obligations. He is returning a letter to us which he will also send to the applicant and that letter basically says that we have no obligation to worry about anything at the current time unless the new piece of property, that is the second lot which is created, is in fact changed. The current access is adequate and as soon as they sell the piece of property to someone else and then present a plan to modify that building then there will be expectations. That letter will come to us, the applicant has yet to submit an application and therefore, we don't really need to worry about it, but we will be prepared at the time, as well as the applicant.

4. Green Communities Update – Ed Hand. Mr. Hand said no change from last time and proceeding ahead with some additional audits of areas. They are basically gathering the data to hopefully look at their 20% savings over five years in municipal power usage.

5. Issues for Fall Town Meeting.

a. Helipads – Ed Hand. Mr. Hand said that both Mr. Lilja and he put together a by-law draft and then at a later discussion decided to simplify it. Mr. Lilja then said he had someone call the Department of Transportation and speak with the Aeronautic Division. The Aeronautic Division does not have a position on whether a bylaw that we would submit to the Town, in a Warrant, needs to be approved before or after. They have no position on that. We can proceed with doing this (helipad by-law), and it will be reviewed later.

b. Zoning By-Law Update – Public Meeting - Herm Lilja. Mr. Lilja said there was a Zoning Bylaw passed in 2011 and published in 2012 which omitted a few words that had previously been included in the Bylaws pertaining to the conversion of single family dwellings into two family dwellings. We have made those changes to the Bylaw and have submitted it for review by Town Counsel and it will be in the Warrant and should in fact clarify the situation with regards to the ability of anybody with a single family dwelling to convert into a two family dwelling or a multiply family dwelling. It will be on the Warrant for the fall Town Meeting.

6. Sewer Overlay District – Ed Hand. Mr. Hand said he talked to three people and suggested that they come to the meeting on August 4, 2016.

7. Continuing Business, Liaison Reports, and Other Updates

- **Liaison Reports.** No liaison reports.

- **Updates from Members.** Mr. Lilja showed the members the new map that shows the proposed solar panels. Mr. Hand is to look over this map before the final printing of same.

8. Planning Board Administration

- **Approval of Bills.** No bills presented for payment.
- **Approval of Minutes.** Minutes for July 7, 2016 were presented for approval. Mr. Smith made a motion to approve these minutes. Mr. Betts seconded the motion. All in favor.

9. Adjournment: 9:20 p.m. Mr. Duffy made a motion to adjourn. Mr. Hand seconded the motion. All in favor.

Herman S. Lilja, Chairman

Date